

**CITY OF HAYWARD  
PLANNING DIVISION  
CONDITIONAL USE PERMIT  
PERMIT #201504021**

**May 26, 2016**

**Roger J. Wilson, Architect (Applicant)/ Casa Fina, LLC (Owner)**: The request is to store marble slabs under an outdoor canopy, classified as “Major Outdoor Storage” by the Hayward Municipal Code.

The property is located at 23190 Connecticut Street, APN 439-0036-049.

**CONDITIONS OF APPROVAL**

The structure shall only be constructed according to these conditions of approval and the plans labeled Exhibit “A”. It is void three years after the effective date of approval unless a building permit application with plans matching the approved plans have been submitted and accepted for processing by the Building Official. Any modification to this permit which does not need a variance shall require review and approval by the Planning Director prior to implementation. If determined to be necessary for the protection of the public peace, safety and general welfare, the City of Hayward may impose additional conditions or restrictions on this permit. Violations of any approved land use conditions or requirements will result in further enforcement action by the Code Enforcement Division. Enforcement includes, but is not limited to, fines, fees/penalties, special assessment, liens, or any other legal remedy required to achieve compliance including the City of Hayward instituting a revocation hearing before the Planning Commission. A copy of these Conditions of Approval shall be provided to any future operator of the use as long as the permit is active.

**General**

1. Water budget calculations shall be corrected prior to building permit application. Water Budget Calculations: Eto for City of Hayward is 44.2, not 47. ETAF in MAWA calculation shall use 0.45, not .7. Conversion factor shall remain at 0.62, not 0.45.
2. All existing trees, shrubs and groundcovers to be remained shall be protected in place during construction. The contractor shall provide fences or other barriers as necessary to protect existing landscape from damage during construction. Damaged trees shall be replaced to like-kind and like-size or like-value based on an appraised value by a certified master arborist based on the size of tree trunk diameter. The tree health shall be assumed to be in perfect condition. Other damaged plants shall be replaced with water conserving plants determined by the project landscape architect and approved by City Landscape Architect.
3. Prior to the issuance of Certificate of Occupancy, all landscape and irrigation shall be completed in accordance to the approved plan and accepted by the City Landscape Architect. Before requesting an inspection from the City Landscape Architect, the project landscape

architect shall inspect and accept landscape improvements and shall complete Appendix C. Certificate of Completion in the City's Bay-Friendly Water Efficient Landscape Ordinance. The completed Certificate of Completion Part 1 through Part 7 shall be faxed/e-mailed/turn in prior to requesting an inspection from the City Landscape Architect.

4. Landscaping shall be maintained in a healthy, weed-free condition at all times and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% dieback) shall be replaced within ten days of the inspection. Three inches deep mulch should be maintained in all planting areas. Mulch should be organic recycled chipped wood in the shades of Dark Brown Color or arbor chip. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Municipal Code. Irrigation system shall be tested periodically to maintain uniform distribution of irrigation water; irrigation controller shall be programmed seasonally; irrigation system should be shut-off during winter season; and the whole irrigation system should be flushed and cleaned when the system gets turn on in the spring.
5. Materials shall be stored only in areas identified on the approved plan set, stamped "Exhibit A."
6. Any change in the location of storage area or in the type of materials to be stored in any area shall be reviewed by the Planning Director and shall not be implemented prior to approval by the Planning Director.
7. Materials shall not be stored in such a way as to be visible from the public right-of-way, with the exception of through the entrance gate.
8. The permittee, property owner or designated representative, shall allow code enforcement staff access to the property for a site inspection(s) to confirm all approved use conditions have been completed and are being maintained in compliance with all adopted city, state and federal laws.